



## **WEST CHESTER SUSTAINABLE! CERTIFICATION PROGRAM**

The **West Chester Sustainable** certification program recognizes developers who integrate sustainable features into new commercial developments and rehabilitation projects. To achieve certification, participants are required to secure points from the checklist on the following pages. Due to the critical importance of climate change, participants must secure points from the energy efficiency category.

Certification levels include:

- **Green:** 30 points in the Energy Efficiency category + 40 points in any other category or categories.
- **Gold:** 50 points in the Energy Efficiency category + 65 points in any other category or categories.

Certified projects will receive a large decal or plaque for display on the frontage of the business, along with a brief ceremony and press event to recognize the project once constructed. *The Borough strongly encourages all developers to participate.*

### **Automatic Certification**

Any one of the following conditions automatically qualifies a project for a **West Chester Sustainable** certification:

- LEED certification. Applicants who demonstrate LEED certification at any level automatically receive the Gold **West Chester Sustainable** designation.
- Net zero construction. Any net zero building automatically earns a Gold **West Chester Sustainable** certification along with a special recognition ceremony.
- Adherence to the International Green Construction Code (IGCC). Any building constructed in accordance with the current issue of the IGCC earns a Gold **West Chester Sustainable** certification.
- On-site renewable energy generation. Specifically, a solar PV system generating 50% or more of the electric demand and/or a geothermal heating/air-conditioning system earns a Gold **West Chester Sustainable** certification.

## Existing Borough Requirements: Baseline Sustainability

The following sustainability features are already required by code and therefore do not earn points:

- *ENERGY STAR certification.* The project must be designed to achieve the ENERGY STAR certification if it is over 45' (HO-60 overlay) in the Town Center and over 35' (HO-75) in the Commercial Service zone. This waived for buildings that achieve any level of LEED certification. (Reference § 112.33.1 and § 112.38.1 zoning code.)
- *Walkability.* General design standards require sidewalks on both sides of all public or private streets and they shall be installed and/or upgraded along street frontage of properties where sidewalks do not exist, in compliance with Borough standards. (Reference § 97-33.)
- *Recreational space.* All subdivisions, land developments and newly created or converted condominiums must provide for recreational facilities and/or areas (reference § 97-401), or developers must pay a fee to the Borough's Parks, Open Space and Recreation Reserve Fund.
- *Conservation of natural features.* Vegetation, topsoil and wetlands must be protected. (Reference § 97-36.)
- *Recycling* is required for all collectors, both private and municipal. (Reference § 62-8.)

## West Chester Sustainable Categories

*Developers can only earn full points in each category; no partial points will be awarded.*

### **Required Category: Energy Efficiency (Total points 153)**

Is the project not required to achieve but yet is still officially designed to achieve ENERGY STAR certification? (10)

Are 90% or more of interior light fixtures LED? (5)

Does the project meet the lighting power density (LPD) requirements of ASHRAE 189.1-2014? (7)

Are 100% of exterior light fixtures LED? (7)

Are occupancy/vacancy sensors, daylight sensors, and/or other automated lighting controls designed into the project? (4)

Does the HVAC equipment meet the efficiency requirements outlined in ASHRAE 189.1-2014? (7)

Is the HVAC equipment hydronic? (10)

Do the walls, roof, and floors meet the insulating values required by ASHRAE 189.1-2014? (7)

Are windows operable? (7)

Does glazing meet the U-values as per ASHRAE 189.1-2014? (4)

Does the project include fundamental commissioning of the building energy systems? (7)

Does the project use a whole-building energy model? If yes, please submit a copy for record with the Building Permit Application. (10)

Does the project utilize or make allowances for on-site solar generation/storage that comprises <50% of the electric demand? If yes, what percentage of the total electricity usage: \_\_\_\_\_% (10)

If yes, does the project employ a renewable energy dashboard to display on-site solar energy production? (7)

Does the project include a solar thermal hot water system? (10)

Is the project designed to be net zero in the future? (10)

Does the project include an electric vehicle charging station? (10)

Does the project use all ENERGY STAR-rated appliances and equipment? (4)

Does the project have individual electrical metering in multifamily units and/or individually leased spaces to reduce electricity consumption? (10)

Is the building oriented to exploit the benefits of passive solar energy, and reduce cooling and heating loads? (7)

*Other:* Please list here other energy-efficiency measures you have incorporated into your project. The Sustainability Advisory Committee will assign points to your innovative efforts based on the impact on fossil fuel consumption.

### **Site Design (Total points 102)**

*Many points in this category will reduce the Stream Protection Fee by reducing impervious area. The fee is in direct proportion to the amount of impervious area on the lot. (Reference Chapter 94A.)*

Does the project preserve existing trees – particularly large shade trees and heritage trees – in order to provide urban habitat for wildlife, reduce stormwater runoff, clean the air, and maintain a higher property value and quality of life? (10)

Does the project include planting of new trees in excess of those required by current Borough ordinance? (10)

Does the project incorporate a rain garden? (7)

Will the pavement be permeable to reduce stormwater runoff? (10)

Does the project have a vegetated “green” roof? (10)

Does the project include stormwater planters, vegetated curb extensions or other techniques for improved stormwater infiltration? If other, please describe. (7)

Does the project employ methods to minimize the heat island effect generated from rooftops, parking areas, streets and driveways? Please explain briefly. (7)

Does the project provide preferred parking for hybrid or all-electric vehicles and/or carpooling? (7)

Does the project allow reduced parking requirements, or credit for shared parking or street parking? (7)

Does the project provide smart transportation options, including access to public transit (e.g. shuttle service) along with bicycle racks, signage and storage facilities? (10)

Does the project provide any desirable open green space as an integral feature of the development? (7)

Does the project use rainwater harvesting systems for outdoor irrigation and/or indoor nonpotable water demands, as a way to reduce unnecessary use of potable water? (10)

*Other:* Please list here other site design measures you have incorporated into your project. The Sustainability Advisory Committee will assign points to your innovative efforts based on the impact on stormwater runoff, energy use and/or habitat/biodiversity preservation.

### **Material Resource (Total points 64)**

Does the project provide *easily-accessible*, dedicated area(s) for the collection and storage of materials for recycling for the entire building? Materials include: paper, corrugated cardboard, glass, plastics and metals. (7)

If the project includes a restaurant, does the building owner or tenant have a waste food collection program in place for composting? (10)

Is there a requirement specifying a diversion (from landfilling) for construction, demolition or renovation materials? (10)

Does the project retain an existing building? (10)

Has a deliberate effort been made to obtain materials from local sources (e.g. within a 100-mile radius)? Please explain. (7)

Is the raw material used in the project recycled? If so, what %? (10)

Is the raw material responsibly sourced? Please explain. (10)

*Other:* Please list here other material resource measures you have incorporated into your project. The Sustainability Advisory Committee will assign points to your innovative efforts based on the impact on fossil fuel consumption and natural resource preservation.

### **Water Efficiency (Total points 27)**

Are high-efficiency and innovative plumbing fixtures and fittings, namely ENERGY STAR or *WaterSense* labeled, used throughout the project to reduce water consumption? Please explain. (10)

Does the project have individual metering in multifamily units to reduce water consumption? (7)

Does the landscape plan include native plants that will reduce the use of water for landscape maintenance? (10)

*Other:* Please list here other water efficiency measures you have incorporated into your project. The Sustainability Advisory Committee will assign points to your innovative efforts based on the impact on potable water consumption.

**Questions? Contact:**

**Meghan Fogarty**  
**Sustainability Coordinator**  
**Borough of West Chester**  
[mfogarty@west-chester.com](mailto:mfogarty@west-chester.com)  
**484-887-2761 (office)**  
**610-436-1383 (fax)**

**This program brought to you by the West Chester Borough Sustainability Advisory Committee.**